

150.0

0006

0005.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,085,300 / 1,085,300

USE VALUE: 1,085,300 / 1,085,300

ASSESSED: 1,085,300 / 1,085,300


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		KENILWORTH RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: ROBERTS EDWARD & CAROL	
Owner 2:	
Owner 3:	

Street 1: 4 KENILWORTH RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1: MARKOVITS JUDIT E -

Owner 2: -

Street 1: 4 KENILWORTH RD

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1950, having primarily Clapboard Exterior and 2196 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	7	Steep
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	80.	1.00	9									480,000						480,000	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							99477
							GIS Ref
							GIS Ref
							Insp Date
							06/09/18

PREVIOUS ASSESSMENT										Parcel ID	150.0-0006-0005.B	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2020	101	FV	605,300	0	6,000.	480,000	1,085,300	1,085,300	Year End Roll	12/18/2019		
2019	101	FV	437,200	0	6,000.	450,000	887,200	887,200	Year End Roll	1/3/2019		
2018	101	FV	431,700	0	6,000.	372,000	803,700	803,700	Year End Roll	12/20/2017		
2017	101	FV	431,700	0	6,000.	342,000	773,700	773,700	Year End Roll	1/3/2017		
2016	101	FV	431,700	0	6,000.	312,000	743,700	743,700	Year End	1/4/2016		
2015	101	FV	414,200	0	6,000.	306,000	720,200	720,200	Year End Roll	12/11/2014		
2014	101	FV	414,200	0	6,000.	284,400	698,600	698,600	Year End Roll	12/16/2013		
2013	101	FV	414,200	0	6,000.	270,600	684,800	684,800		12/13/2012		

SALES INFORMATION										TAX DISTRICT			PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes							
MARKOVITS JUDIT	63089-132		12/20/2013			720,000	No	No									
TURNER THOMAS A	45977-243		8/30/2005			650,000	No	No									
HYNDS HENRY C	43775-610		9/24/2004	Family		362,000	No	No	Y								
HOWARD DOUGLAS	27872-253		11/14/1997			194,000	No	No	Y								

BUILDING PERMITS										ACTIVITY INFORMATION				
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment		Date	Result	By	Name	
12/12/2013	1804	Manual	1,200	C						6/9/2018	MEAS&NOTICE	HS	Hanne S	
9/24/2004	1021	Addition	55,000			G6	GR FY06			2/6/2014	Info Fm Prmt	EMK	Ellen K	
11/24/1997	715	Manual	1,680					ALUM EDGE ON ROOF		1/20/2009	Measured	372	PATRIOT	
										2/27/2006	MLS	MM	Mary M	
										9/19/2005	Inspected	BR	B Rossignol	
										6/24/2005	MLS	BR	B Rossignol	
										1/9/2005	MLS	MM	Mary M	
										12/23/1999	Inspected	264	PATRIOT	
										12/7/1999	Mailer Sent			

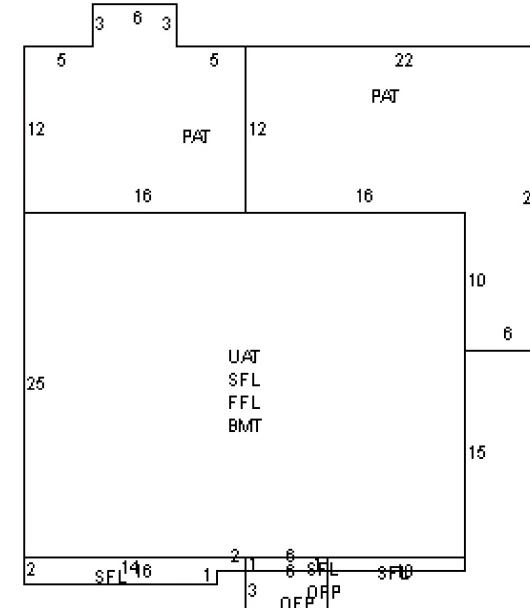
Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION		
Type:	05 - Garrison	
Sty Ht:	2A - 2 Sty	+Attic
(Liv) Units:	1	Total: 1
Foundation:	1	- Concrete
Frame:	1	- Wood
Prime Wall:	2	- Clapboard
Sec Wall:	8	- Brick Veneer
		25 %
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	BLUE	
View / Desir:		

ATH FEATURES	
l Bath	Rating: Very Good
Bath:	Rating:
Bath:	Rating:
QBth	Rating:
Bath:	Rating:
HBth:	Rating:
hrFix:	Rating:

COMMENTS

SKETCH



GENERAL INFORMATION

Grade: B	- Good
Year Blt:	1950
Alt LUC:	
Jurisdict:	G6
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

INTERIOR INFORMATION			Phys Cond:	VG - Very Good	4.6
Avg Ht/FL:	STD		Functional:		
Prim Int Wall:	1	- Drywall	Economic:		
Sec Int Wall:			Special:		
Partition:	T	- Typical	Override:		
Prim Floors:	3	- Hardwood			
Sec Floors:	4	- Carpet	50%	Total:	4.6

DEPRECIATION

Interior:			
Additions:	2004		
Kitchen:			
Baths:			
Plumbing:			
Electric:			
Heating:			
General:			
Totals			
	1	7	5

ALC SUMMARY

Basic \$ / SQ:	135.00
Size Adj.:	1.28790998
Const Adj.:	1.00241208
Adj \$ / SQ:	174.287
Other Features:	94271
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	634508
Depreciation:	29187
preciated Total:	605320

COMPARABLE SALES

MOBILE HOME

SPEC FEATURES/YARD ITEMS

PARCEI ID

150.0-0006-0005.E

Total:

SUB AREA DETAIL

